

# \$405,000 - 36263 Range Road 275, Rural Red Deer County

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MLS® #A2212778

**\$405,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.53 Acres

NONE, Rural Red Deer County, Alberta

Come join us in the country!! Build your dream home on this 4.53-acre parcel located just minutes from Red Deer, Innisfail, and Penhold. This acreage parcel offers an insulated & heated 50'X80' shop space, heated by overhead natural gas radiant heaters. The shop also has a 12'X19.5' sliding door access and two smaller door accesses on the east and north sides of the building, 100amp panel with 30amp plug and multiple outlets throughout, floor sump and precast holes to erect a gantry or pipe bending unit or anything you can dream of offering great versatility to the imaginative buyer. Mature trees & shrubs surround the yard space providing shelter and privacy, a large 50'x90' garden plot is situated in the north corner of the yard site, allowing for partial hail protection from the large trees to the north and sun to wash over the garden space all afternoon. The property features security gates & is fully fenced with cross fencing to rotate a modest pasturing of small livestock or a few cattle or horses. There's a modular pad space ready that measures 70' X 27' and has a gas line ready at the plot, power nearby, as well as a newer drilled well that would require a pump and power to operate. Most of the supplies & tools, on the property are up for negotiation. This property offers a perfect space to build or bring your perfect home to establish roots and expand your horizons in a cute, cozy country



settlement!!

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2212778         |
| Price     | \$405,000        |
| Bathrooms | 0.00             |
| Acres     | 4.53             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 36263 Range Road 275  |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4G0M5                |

## Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Utilities | Electricity Available, Natural Gas Available, Water Available |
|-----------|---------------------------------------------------------------|

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 17               |
| Zoning         | AG               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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